

TO: NORA HANSON - MARINE LAND Mgt.
FROM: Jerry Otto - Port Orchard

SUBJECT: App. # 2141

STATE OF WASHINGTON 1970
DEPARTMENT OF NATURAL RESOURCES
BERT COLE, Commissioner OF PUBLIC LANDS

SPEED MEMO

DATE: October 28, 1970

This is about the Verhelst deal, Re - my memo of July 31, 1970. I have not been able to contact Mr. Vern Carey who was interested in leasing the Harbor Area described in subject application.

Since this is unique, and apparently a decision has not been made as we discussed, would you please handle it. If we can help further, let me know.

Jerry

cc: J. Kingsbury

PLEASE REPLY TO: G.C. Otto - Port Orchard.

For the record - would you please send in your inspection report for HA 2141 to supplement your previous memorandums. We are checking to determine if it is possible to offer this lease at public auction. I hope Vern Carey is still interested.

DATE 10-30-70 SIGNED

A. D. Hansen

LEASE NO. 2141

APPLICATION NO. HA 2141

OLD VALUATION _____

OLD RENTAL _____

1970 NEW VALUATION \$5640⁰⁰ (\$3000 per Ac)

NEW RENTAL 338⁴⁰

PERCENTAGE 6%

DUE DATE Date of Auction

(Former Lease No 1783 expired 12-8-69)

U-43

DEPARTMENTAL VALUATION

Hansen 11-23-70

Bremerton, Washington
August 14, 1970

RECEIVED

AUG 17 1970

Dept. of Natural Resources
Land Management and Marine Surveys Division
P.O. Box 168
Olympia, Washington.

Dear Sirs:

We are now operating a boat moorage on a Harbor Lease from the State, application # 1974; under the name of the Bremerton Marine Service. This business has been in continuous operation for over 30 years under the same name. Started by a Mr. Hanson who obtained the first lease from the State then later by a Francis Hugg who we bought the business from in 1950 and about a year later bought the leasehold from Mr. Hanson. We have operated the moorage continuously since that date.

We are the only public moorage in the vicinity of Bremerton and have the only sheltered mooring area that is available anywhere in the Bremerton area. There is an urgent need for additional moorages near Bremerton, and as stated before this is the only sheltered area available. However, to expand the moorage, more space is necessary.

The Richfield Oil Co. has a dock with two pipelines running overhead for the unloading of fuel and gas from barges to their bulk plant on the uplands to the south of the Harbor Area. Several years ago we gave this company a portion of our Harbor lease on the east side with the stipulation that we sublease it back from them and continue to operate the boat moorage on the water level below their overhead pipelines. This arrangement has worked satisfactorily for both parties every since then and is still in effect.

The Harbor Area immediately to the east of the portion of the Harbor Area we gave to Richfield Oil Co. was originally leased by the Western Gas Co. for the purpose of maintaining a barge unloading operation. Their gas manufacturing plant was directly above their Harbor Lease and they brought in barges of coal and offloaded it to a coal yard on the bank above the barges. Since the gas company has discontinued this method of making gas, have in fact sold out to the Cascade Gas Co. who pipe gas into this area, the Harbor Lease has not been used for any purpose what so ever. In fact the pileings and dolphins they had are deteriorated to the extent they cannot be used for any purpose any more.

This Harbor Lease was acquired from them by a Mr. John Verhelst who had purchased a lot fronting on the west portion of the former Gas Co. lease. He has not made any use of the area at any time, although he has had the lease for over ten years. It is just there the same as it was at the time he acquired it.

H.A. 2141, John B. Verheist

Jerry Otto (635-1164)
called (11-2-70) regarding
the above application.

He would like to know
the minimum bid the
State would accept, if
said appl. were ~~not~~ put
up for auction.

WV.

Apr. 2141

Jerry Otto
635-1164

min-bid necessary



• AUG • 70



• AUG • 70



• AUG • 70



• AUG • 70



• AUG • 70

Photos taken
by Jerry Otto
Port Orchard District

October 23, 1969

John B. Berhelst
4310 Kitsap Way
Bremerton, Washington 98310

Dear Mr. Berhelst:

Your application to re-lease harbor area in front of Tracts 1 and 11 and intervening Renn Stroll, supplemental plat of Bay View Garden Tracts, Bremerton Tide Lands, has been filed under Application No. HA2141. Please refer to this number in future correspondence concerning this application.

Very truly yours,

BERT L. COLE
Commissioner of Public Lands

By _____
Donald F. McKay
Office Manager

DFM:fs
cc: John A. Kingsbury

10-23-69
fj

DUPLICATE

STATE OF WASHINGTON
Department of Natural Resources

ACKNOWLEDGMENT OF
MONEY RECEIVED

Nº 41381

Check

RECEIVED OF Mr. John B. Verhelst Olympia, Wash., 10/17/69, 19
Ten \$ 10.00
For A/L - HA-1783 DOLLARS

By

Mercer

E. McNichols

BERT L. COLE
Commissioner

RECEIPT TO FOLLOW

If it is possible for us to acquire this Harbor Area Lease from the State it would allow us the necessary room for expanding and provide sixty to seventy badly needed moorages for the Bremerton area.. An apartment complex of seventy three apartments is being completed on the shore directly adjoining the Harbor lease we now have and this alone will generate the need for quite a few additional moorages . We would also be able to greatly improve the access to the present moorages .

Please give this matter your consideration and if found acceptable to do so please send us an application for the leasing of this harbor area with the necessary identifying numbers .

Very truly yours

Vern Carey

Vern & Willa Carey
Bremerton Marine Service
1805 Thompson Dr.
Bremerton , Washington

Copy to: Mr. Jerry Otto
Dept. of Natural Resources
Post Office ~~Box~~ Drawer F
Port Orchard , Washington

1783

2141

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BERT COLE, Commissioner

RECEIVED

AUG 5 1970

MEMORANDUM

COMMISSIONER OF PUBLIC LANDS

TO Ralph Beswick - Surveys and Marine
Land Management Division

DATE July 31, 1970

FROM Jerry Otto - Port Orchard

SUBJECT App. #2141 - Harbor Area

During the inspection of Application #2141 by John B. Verhelst, 4310 Kitsap Way, Bremerton, Washington, 98310, to re-lease the harbor area described in the attached Report of Engineer, several facts were discovered. I'd like to make you aware of these before I make a recommendation as to whether or not the re-lease should be made.

Mr. Verhelst, Lessee in the above described lease, has been in control of the lease area for about the past 11 years. He acquired the lease when he purchased the uplands adjacent to the subject lease. These lands and the original lease were previously owned and controlled by the Western Gas Co.

The Western Gas Company had built a dock for receiving materials they used in their production work. Since they sold out to Mr. Verhelst there has been no further improvements on the harbor area or the uplands.

Adjacent to Mr. Verhelst's upland ownership, is located the Bremerton Marine Service. This local business has been operating since 1950 and provides moorage space for boats in the Bremerton Area. Mr. Vern Carey of 1805 Thompson Drive, Bremerton, is the owner and operator.

Mr. Carey has tried to lease the harbor area adjacent to his but has not been able to since Mr. Verhelst has had it tied up.

While talking to Mr. Carey he said he wants the adjacent harbor area to expand his moorages. He is ready, financially, to provide 60 to 70 more spaces and increase his motor repair service.

Bremerton has little space for mooring boats. The area on Sinclair Inlet is now full and further development is not likely because of the large waves produced from frequent ferry and ship travel.

Since Mr. Verhelst has hung onto this area, possibly for speculation purposes, and has made no improvements on it, I'd like to see the application to re-lease refused. The annual rental paid thus far by Mr. Verhelst has been \$120.00. If this lease was given to the Bremerton Marine Service improvements would be made and therefore the State of Washington would be able to greatly increase its lease fee. Another favorable item consequent to this change would be that the high number of boating enthusiasts in the Bremerton area would receive well needed moorage services.

If this approach is not used I would then recommend an annual lease fee, on the subject harbor area, to be in the \$800.00 to \$900.00 per year area. Mr. Verhelst is, by reputation, amply able to develop this area. It is our belief that he has held onto this lease for speculation purposes. Being under the jurisdiction of the State of Washington it should be our place to speculate for the purpose of increased revenue for this state.

I will hold up this application inspection until I receive a reply.

Thanks.

JO:meh
cc: Norm Hansen
Encl.

RECEIVED

AUG 5 1970

COMMISSIONER OF PUBLIC LANDS

Ralph Beswick - Surveys and Marine
Land Management Division

Jerry Otto - Port Orchard

No. Hansen
July 31, 1970

App. #2141 - Harbor Area

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Thanks.

JO:meh
cc: Norm Hansen
Encl.

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES

REPORT OF ENGINEER

Olympia, December 2, 1969

To the Honorable Commissioner of Public Lands, Olympia, Wash.:

SIR: I herewith submit the following report on Application No. HA 2141 by John B. Verhelst, 4310 Kitsap Way, Bremerton, Washington, 98310, to re-lease the harbor area in front of Tracts 1 and 11, and intervening Renn Stroll, Supplemental Plat of Bay View Garden Tracts, in Government Lot 7, Section 11, and Government Lot 1, Section 14, Township 24 North, Range 1 East, W.M., located in the City and Port of Bremerton, in Kitsap County.

The desired lands were last included in Harbor Area Lease No. 1783 issued to John B. Verhelst for a term of 10 years from December 8, 1959, at an annual rental of \$120.00 for the entire term of the lease under Application No. HA 1783.

The Port of Bremerton, by letter dated November 13, 1969, recommends that a re-lease be granted to the applicant.

The 1968 valuation of the desired harbor area as supplied by the County Assessor, was \$2000.00.

In accordance with Section 3, Chapter 97, Session Laws of 1969, First Extraordinary Session, the Department of Natural Resources shall determine the true and fair value of harbor areas for the purpose of fixing the annual rental to be paid for such harbor area leases.

The exhibits brought forward to apply on former Application No. HA 1783 have been brought forward to apply on this application.

The applicant states that the lands are wanted for a maximum term and that he is the owner of the abutting tidelands, and that no additional improvements have been placed on the desired lands.

The description follows:

All harbor area lying in front of Tracts 1 and 11 and intervening Renn Stroll, Supplemental Plat of Bay View Garden Tracts in Government Lot 7, Section 11, and Government Lot 1, Section 14, Township 24 North, Range 1 East, W.M., lying between two lines produced at right angles across

December 2, 1969

the harbor area to the outer harbor line, one passing through the meander corner of said Sections 11 and 14, and the other through the point of intersection of the west line of said Tract 11 with the inner harbor line, as shown on the official maps of Bremerton Tide Lands on file in the office of the Commissioner of Public Lands at Olympia, Washington.

Approximate Dimensions

Length along outer harbor line	- - - - -	430 feet
Length along inner harbor line	- - - - -	472.5 feet
Average width	- - - - -	190 feet
Area	- - - - -	1.88 acres

Respectfully submitted,

M. E. BOWLER, P.E.
Supervisor
Civil Engineering Division

MWH:mr
App. No. HA 2141
ANH JOT

THE PORT OF BREMERTON

TELEPHONE:
AREA CODE 206
TRIANGLE 6-3226

November 13th 1969

P.O. DRAWER "P"
PORT ORCHARD
WASHINGTON 98366

Mr. M.E.Bowler, P.E.,
Supervisor, Civil Engineering Div.,
Office of the Commissioner of Public Lands
Department of Natural Resources
P.O.Box 168
Olympia, Washington 98501

RECEIVED
NOV 14 1969
COMMISSIONER OF PUBLIC LANDS

REFERENCE:

Application H.A.2141
by John B. Verhelst
1.88 acres

Dear Sir:

Please refer to your letter of October 29th, 1969 concerning a re-lease of the area described in your letter and referenced as above.

At their public meeting of Tuesday, November 11th, the Port Commissioners, Port of Bremerton, considered your letter and by motion, duly seconded and passed unanimously offered no objections to your renewal of this lease and the matter was so recorded in the Minutes.

Sincerely,

THE PORT OF BREMERTON

Harry W. Leiser

Harry W. Leiser
Port Manager

Copy to:

Mr. John B. Verhelst

\$ 1100⁺/ac
Assessor's
Value.

October 29, 1969

Port of Bremerton
P. O. Drawer "P"
Port Orchard, Washington 98366

Gentlemen:

Application H. A. 2141 has been filed by John B. Verhelst, 4310 Kitsap Way, Bremerton, Washington, 98310, to re-lease the harbor area described as follows:

"All harbor area lying in front of Tracts 1 and 11, and Intervening Renn Stroll, Supplemental Plat of Bay View Garden Tracts in Government Lot 7, Section 11, and Government Lot 1, Section 14, Township 24 North, Range 1 East, W.M., lying between two lines produced at right angles across the harbor area to the outer harbor line, one passing through the meander corner of said Sections 11 and 14, and the other through the point of intersection of the west line of said Tract 11 with the inner harbor line, as shown on the official maps of Bremerton Tide Lands on file in the office of the Commissioner of Public Lands at Olympia, Washington, containing an area of 1.88 acres, more or less."

The applicant states that the lands are wanted for the maximum term and that he is the owner of the abutting tidelands.

Please forward your recommendations concerning this re-lease application pursuant to the provisions of Section 126, Chapter 255, Session Laws of 1927.

Yours very truly,

BERT L. COLE
Commissioner of Public Lands

By _____
M. E. BOWLER, P.E.
Supervisor
Civil Engineering Division

MWH:ps
H.A. 2141

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
 BERT L. COLE • COMMISSIONER OF PUBLIC LANDS
 OLYMPIA, WASHINGTON

CASH RECEIPT NO.

32989

S.F. 9999 ©

CONTROL NUMBER

DATE

CODE

SOURCE

0022 2141

Oct 20, 1969

98-78

1

RECEIPT OF THESE MONEYS DOES NOT CONSTITUTE A
 WAIVER OR MODIFICATION OF ANY CONTRACTUAL
 AGREEMENT OR OTHER RIGHTS OF THE STATE OF
 WASHINGTON.

RECEIVED
 FROM

John B. Verhelst
 4310 Kitsap Way
 Bremerton, Wash. 98310



AMOUNT

RECEIVED:

Ten and 00/100-----

\$10.00

DESCRIPTION:

Application to lease Harbor Area

BY

CASHIER

CODE

DISTRICT

17

Port Orchard

CODE

COUNTY

08

Kitsap

ITEM

FUND

SOURCE

SUB SOURCE

TRUST

DIST.

CO.

PORT

ACCOUNT

AMOUNT

OCT 27 1969

995

752

✓

✓

25

17

08

—

1201

APPLIED

10.00

APR 5 1971

10.00

— 0 —

CASH RECEIPT
 NUMBER

32989

MICV
10-21-69

Re.

Application for Lease of Harbor Area

To the Commissioner of Public Lands, Olympia, Washington:

The undersigned JOHN B. VERHELST, a INDIVIDUAL entitled to acquire and hold lands under the laws of the State of Washington, residing at BREMERTON, hereby applies for the lease of the following described harbor area, situate in BREMERTON, KITSAP county, State of Washington, to-wit, being the area in front of lot 11, block _____, of KITSAP COUNTY tide lands, according to the official plat thereof, and more particularly described as follows:

NO ADDITIONAL IMPROVEMENTS

APL OF App. HA-1783

Front Tracts 1 & 11 & intervening Renn Stroll,
Supp'l. Plat of Bay View Garden Tracts,
Bremerton Tide Lands (Plate 5)

Located in the City and Port of
Bremerton in Kitsap County.

The area is shown on exhibits prepared as per instructions on reverse of this application.

For what purpose is the harbor area wanted? For use as a harbor area - 1783

For how many years is the lease desired? MAX

Are you the owner of the abutting tide lands? YES

If not, give name and last known P. O. address of such owner _____

Are there any improvements on the area covered by the application? _____

If so, state character and value of same _____

By whom are the improvements claimed? _____

Are the lands located within a Port District? BREMERTON

Are you a citizen of the United States or have you declared your intention to become such? _____

Dated at OLYMPIA, Washington, this 27 day of OCT, 1969

(Sign here)

John B. Verhelst BREMERTON
Ten dollars must accompany this application. 4310 KITSAP WAY
98310

P. O. Address 4310 KITSAP WAY
BREMERTON WA 98310

NOTE—All remittances should be payable to the Commissioner of Public Lands.

APL HA-214
Harbor Area
Port Orchard Dist.

Application for Lease
of Harbor Area

No. _____ County _____

Of _____

Address _____

STATE PRINTING PLANT, OLYMPIA, WASH.

**Rules Governing the Submission of Plats, Plans and Specifications in the
Matter of Leasing Harbor Areas**

1. Accompanying each application and made a part thereof shall be: (a) A map marked "Exhibit A," showing the location of the portion of the harbor area desired to be leased; (b) a plat marked "Exhibit B," showing detail plans of improvements to be made or already existing on such area; (c) specifications marked "Exhibit C" to accompany the detail plans in "Exhibit B."

2. "Exhibit A" must be on good quality of mounted paper, 17x22½ inches, and must show the location of the area desired to be leased, with the frontage of the adjoining lots or blocks of the shore or tide lands; also the ground plan of docks or wharves to be constructed or existing; also showing buildings located on such wharves. All courses and distances must be clearly marked.

3. "Exhibit B" must be on a good quality of mounted paper, 17x22½ inches, and shall show a detail plan of the improvements to be made or already existing, showing distances from center to center of piles, depth of water, height above water, and details of superstructures; also showing methods of bracing, where any is used; also a plan of slips; but no buildings need be shown on the detail plans.

4. "Exhibit C" must give length and dimensions of piling and depth driven, dimensions of caps, dimensions and spacing of stringers, thickness of planking, length and dimensions of drift bolts, size and number of spikes, and details of construction.

5. "Exhibits B and C," here called for, are intended to cover all details of the construction of docks, wharves and other structures, and such plans and specifications must be such as would be used in actual construction, and no detail, whether here called for or not, must be omitted that would be necessary to such construction.

6. Exhibits must be prepared, signed and sealed by a registered professional engineer or land surveyor.

BERT L. COLE,
Commissioner of Public Lands.